

TRANSFER
TAX
PAID

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KNOW ALL MEN BY THESE PRESENTS,

012881

THAT I, RICHARD CLOUTIER, of Winslow, County of Kennebec, and State of Maine,

In Consideration of ONE DOLLAR (\$1.00) and other valuable considerations, paid by DARRELL K. SHEIVE, of Waterville, County of Kennebec and State of Maine and whose mailing address is 262 West River Road, Waterville, Maine 04901

the receipt whereof I do hereby acknowledge, do hereby give, grant, bargain, sell and convey, WITH WARRANTY COVENANTS, unto the said DARRELL K. SHEIVE, his heirs and assigns forever,

A certain lot or parcel of land situated easterly of the easterly side of the West River Road, so-called, in the City of Waterville, County of Kennebec and State of Maine, bounded and described as follows, to wit:

Beginning at an iron rod set on the northerly line of the former location of the Pit Road, so-called, said iron rod is Two Hundred Eighty-eight and 79/100ths (288.79) feet on a bearing of South Fifty-nine Degrees, Twenty-three Minutes, Zero Seconds East (S 59° - 23' - 00" E) from the iron rod called as the point of beginning in the deed of Ruth Mae Lessard to Patricia Sheive, dated March 3, 1993 and recorded in the Kennebec County Registry of Deeds Book 4344, Page 284; thence by the following courses and distances, to wit:

- 1) South Seventy-three Degrees, Twenty-nine Minutes, Twenty-one Seconds East (S 73° 29' - 21" E) along a southerly line of the land retained by Patricia Sheive, a distance of Two Hundred Forty-five and 64/100ths (245.64) feet to an iron rod set for an interior corner near the west bank of a small brook; thence
- 2) North Twenty-three Degrees, Forty-eight Minutes, Three Seconds East (N 23° - 48' - 03" E) along the easterly line of land retained by the said Patricia Sheive, a distance of Six Hundred Two and 30/100ths (602.30) feet to an iron rod set for a corner near the west bank of said brook; thence
- 3) South Sixty-seven Degrees, Twenty-six Minutes, Ten Seconds East (S 67° - 26' - 10" E) along a southerly line of land retained by the said Patricia Sheive, a distance of Six Hundred Eighty-two and 37/100ths (682.37) feet to an iron rod set at the point on said line; thence
- 4) Continuing along the same bearing and line, a distance of Four Hundred Nineteen and 89/100ths (419.89) feet to the bank of the Kennebec River; thence

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5) In a general southwesterly direction along the westerly bank of said River, a distance of Six Hundred Forty-one (641) feet, more or less, to the northeasterly corner of the land described in the deed from David A. Hamlin et al to Hamlin's Sports Worlds, Inc. said Deed dated May 2, 1985 and recorded in said Registry Book 2796 Page 121; thence

6) North Seventy-seven Degrees, Eight Minutes, Seven Seconds West (N 77° - 08' - 07" W) along the northerly line of the land of said corporation, a distance of Twenty-four and 84/100ths (24.84) feet to an iron rod found on said line, the bearing and distance between the last iron rod called to the iron pin called in this paragraph is South Thirteen Degrees, Forty-nine Minutes, Eight Seconds West (S 13° - 49' - 08" W), Five Hundred Thirty-nine and 67/100ths (539.67) feet; thence

7) Continuing North Seventy-seven Degrees, Eight Minutes, Seven Seconds West (N 77° - 08' - 07" W) along the southerly line of the land of said corporation, a distance of One Hundred Thirty-nine and 02/100ths (139.02) feet to an iron rod found at an angle point in said line and in the northerly line of the Pit Road, so-called; thence

8) In a general westerly direction along the northerly line of the land of said corporation and along the northerly line of the Pit Road, as located in 1984, a distance of Eight Hundred Ninety-nine and 10/100ths (899.10) feet to the iron rod set at the point of beginning, the bearing and distance from the last iron rod called to said point of beginning is North Seventy-two Degrees, Two Minutes, Twenty-five Seconds West (N 72° - 02' - 25" W), Eight Hundred Eighty-seven and 52/100ths (887.52) feet.

Together with the right of way in common and with others for the purpose of ingress and egress and for the purpose of installation and maintenance of utilities, said easement described in an easement deed from TBD, Inc., David Hamlin, Christine C. Hamlin, and Hamlin's Sports Worlds, Inc., which instrument is dated July 14, 1993 and which instrument is duly recorded in the Kennebec County Registry of Deeds.

The above described parcel, contains Five Hundred Eighty-eight Thousand, Three Hundred Twenty-five (588,325) square feet, more or less, or Thirteen and 506/1000ths (13.506) acres and is the same shown on a survey entitled, "Plan of Property to be Conveyed by Patricia Sheive to Richard Cloutier," off the West River Road, Waterville, Maine, by K & K Land Surveyors, Inc., Verne D. Pinney, P.L.S. #1132, dated 4/93 and to be recorded. All iron rods called as "set" or "found" in the foregoing description are 1/2 inch rebar, capped and labeled, "K & K Land Surveyors, Inc., #1132".

Being the same premises conveyed to the herein Grantor by Warranty

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Deed of Patricia Sheive, dated August 6, 1993 and recorded in the
Kennebec County Registry of Deeds at Book 4459 Page 235.

IN WITNESS WHEREOF, I, the said **RICHARD CLOUTIER** have hereunto set my hand
and seal this 4th day of June, 1996.

Signed, Sealed and Delivered
in the presence of:

Witness

RICHARD CLOUTIER

ACKNOWLEDGEMENT

STATE OF MAINE
KENNEBEC, ss.

June 4, 1996

Personally appeared the above named **RICHARD CLOUTIER** and acknowledged
the foregoing instrument to be his free act and deed.

NOTARY PUBLIC

(print name)

DANIEL J. DUBORD
NOTARY PUBLIC, MAINE
MY COMMISSION EXPIRES SEPTEMBER 30, 1997

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RECEIVED KENNEBEC SS.
96 JUN -5 AM 9:00

ATTEST: *Thomas Charles Brown*
REGISTER OF DEEDS